

BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:

28 Deer Street, Suite 301
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com



PRIME
INVESTMENT OR
OWNER USER
OPPORTUNITY

OFFERING MEMORANDUM

**41 GOBORO RD
EPSOM, NH 03234**

TABLE OF CONTENTS

PROPERTY INFORMATION	04
DEMOGRAPHICS	05
LOCATION MAP	06
PROFIT AND LOSS	07
TAX MAP	08
TAX CARDS	10
DEED	21

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

CHRIS NORWOOD
PRESIDENT

116 South River Road
Bedford, New Hampshire 03110
T (603) 668-7000
cnorwood@nainorwoodgroup.com

DEANA ARDEN
SENIOR ADVISOR

28 Deer Street Suite 301
Portsmouth, New Hampshire 03801
T (603) 637-2014
M (603) 682-3440
darden@nainorwoodgroup.com



Commercial Real Estate Services, Worldwide.

BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

PORTSMOUTH:

28 Deer Street, Suite 301
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com

PROPERTY INFORMATION



Prime Investment of Owner User Opportunity
41 GOBORO RD | EPSOM, NH 03234

Sale Price \$985,000 | Proforma Cap Rate of ±10%

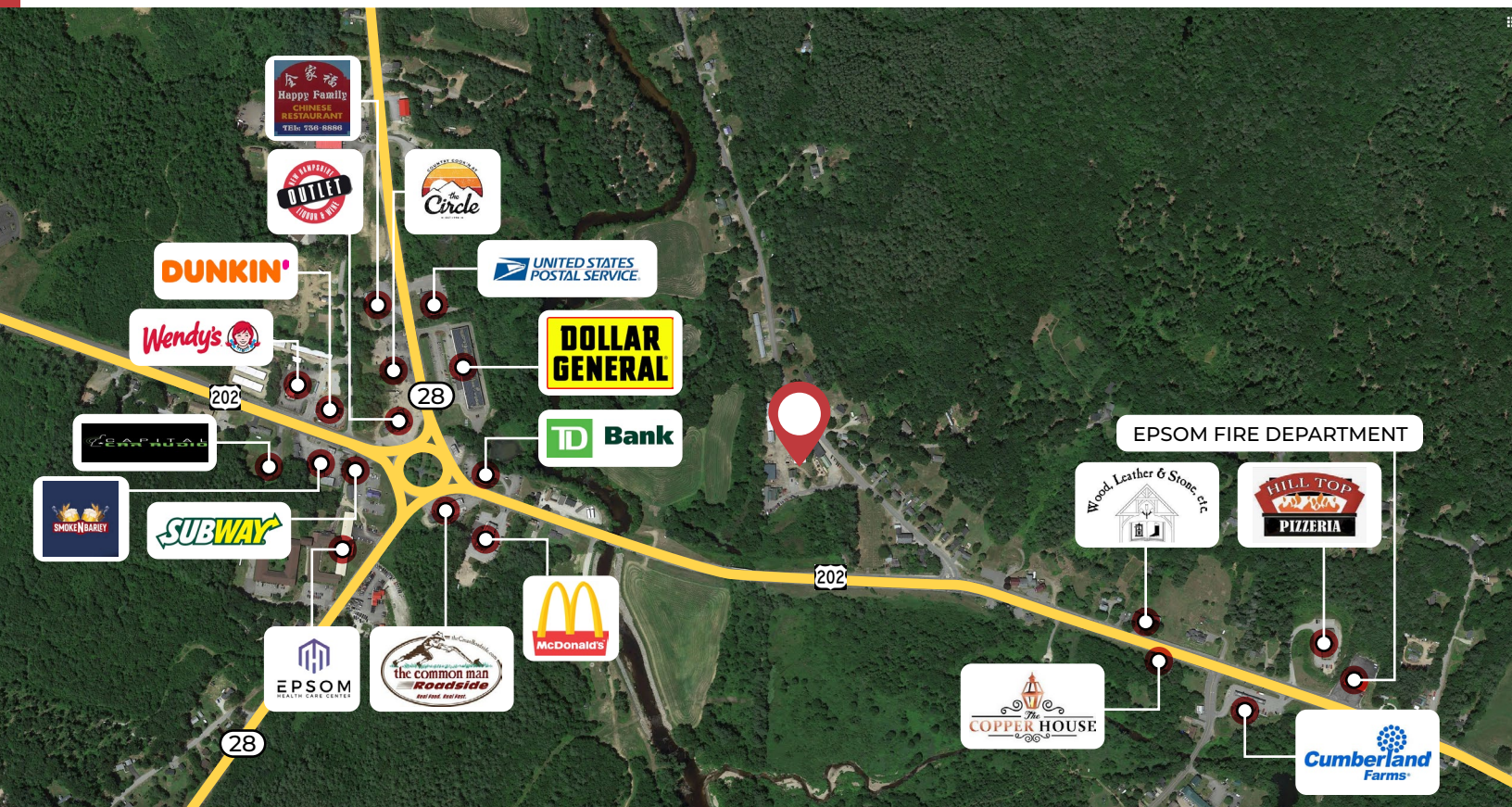
Excellent income-generating property with substantial potential, priced at \$985,000. This offering includes seven fully leased buildings, a combination of retail and industrial spaces situated on 3.5 acres of land. The property offers a reliable income stream with all long term tenants that are all currently on a tenant at will basis.

This property is an excellent addition to any investment portfolio, providing both immediate returns and future growth potential. Conveniently located with easy access to the Epsom Traffic circle, Route 4, Route 93 and Route 393.

PROPERTY HIGHLIGHTS:

- Seven fully leased buildings with room for owner/occupancy
- 3.5 acres of land
- Great income investment opportunity
- Excellent location with easy access to the Epsom Traffic Circle, Rt 4, Rt 93 and Rt 393

DEMOGRAPHICS



2023 SUMMARY

2023 SUMMARY	2 MILE	5 MILES	10 MILES
Population	2,176	9,767	65,630
Households	832	3,774	27,504
Families	646	2,763	17,334
Avg HH Size	2.55	2.56	2.35
Median Age	44.9	46.7	43.6
Median HH Income	\$104,537	\$100,717	\$79,633
Avg HH Income	\$127,234	\$115,991	\$100,425

BUSINESSES (10 MILE)



4,381

TOTAL BUSINESSES



56,858

TOTAL EMPLOYEES

INCOME (10 MILE)



\$79,633

MEDIAN
HH INCOME



\$42,039

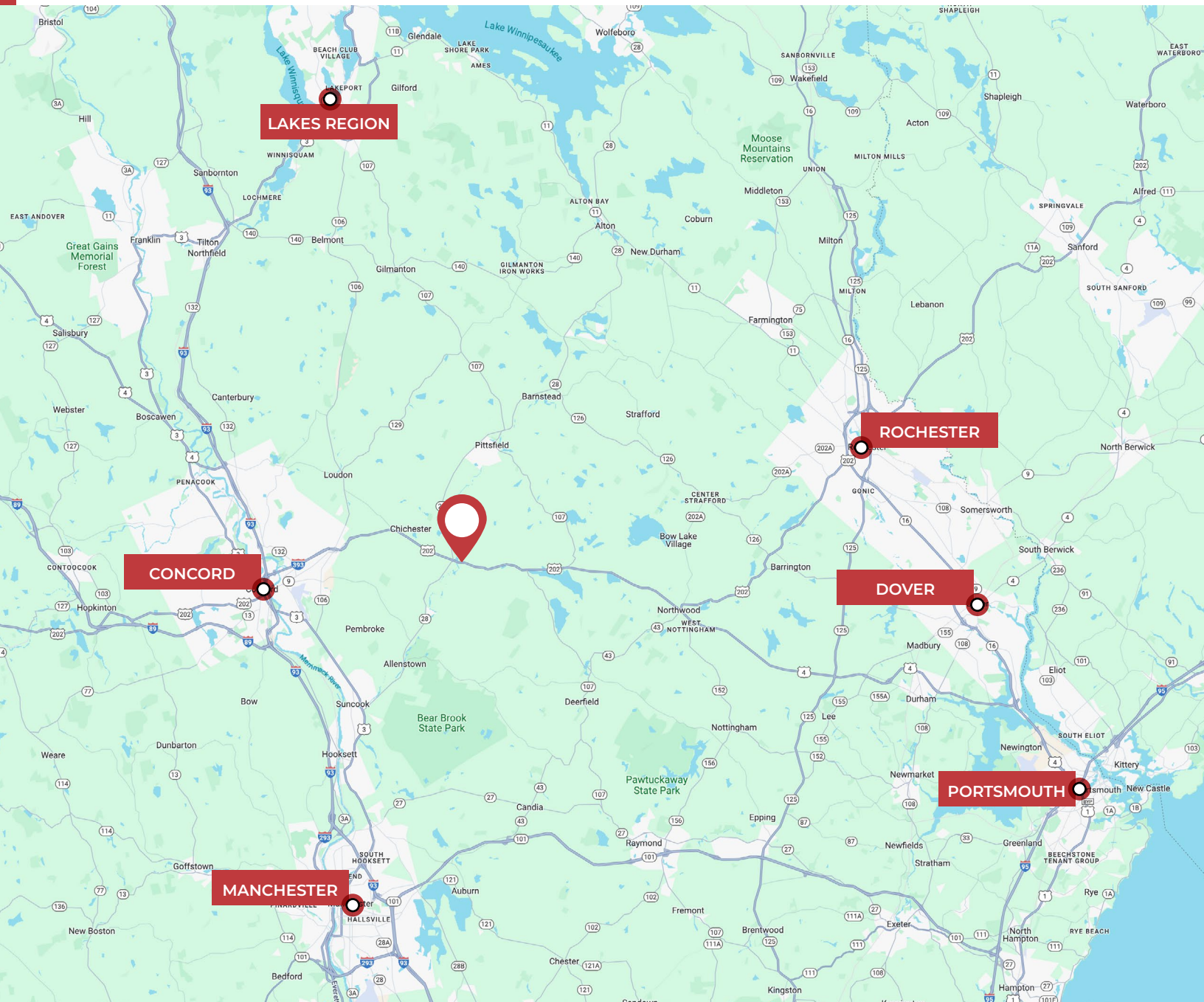
PER CAPITA
INCOME



\$173,899

MEDIAN
NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Concord, NH	18 mins
Manchester, NH	34 mins
Rochester, NH	36 mins

Lakes Region, NH	37 mins
Dover, NH	40 mins
Portsmouth, NH	45 mins

PROFIT AND LOSS

PROPERTY: 41 Goboro

DATE OF ANALYSIS: 09/04/24

	Proforma	2023	2022	2021
INCOME				
Dalbec (Chris Major)	\$7,800	\$5,500	\$4,500	Vacant
Goodwin Auto Repair	\$29,380	\$26,675	\$25,897	\$25,480
Collins Property Management	\$21,600	\$20,400	\$20,400	\$20,400
NH Brotherhood	\$11,940	\$9,250	\$12,960	\$11,100
Hamel Trucking Co	\$16,800	\$16,800	\$15,600	\$14,400
Circle Childcare	\$33,800	\$27,600	\$33,200	\$29,900
Circle Childcare Storage	\$6,000	Owner	Owner	Owner
New England Storefronts	\$3,000	\$3,000	\$2,700	\$1,800
Harrison Paving	\$6,000	Vacant	Vacant	Vacant
Gross Income	\$136,320	\$109,225	\$115,257	\$103,080

EXPENSES				
Property Taxes	\$16,832	\$16,832	\$16,292	\$16,156
Electric	\$739	\$739	\$898	\$938
Water	\$1,733	\$1,733	\$1,000	\$1,174
Snow Plowing	\$4,250	\$4,250	\$4,200	\$4,200
Insurance	\$9,209	\$9,209	\$8,821	\$8,584
Grounds	\$500	\$500	\$500	\$750
Septic R&M	\$1,013	\$1,013	\$1,725	\$345
Total Expenses	\$34,276	\$34,276	\$33,436	\$32,147

NOI	\$102,044	\$74,949	\$81,821	\$70,933
------------	------------------	-----------------	-----------------	-----------------

Capital Improvements				
New Awning		\$4,500		
Oil Furnace replaced				\$8,200
Septic Design			\$450	
Septic Install			\$38,709	

*Annual Rent is Proforma Based on Recent Rent Increases

RENT ROLL

Blg	Company	Proforma	Mth Rent	SF	Price PSF	Note
#22	Christopher Major	\$7,800.00	\$650.00	1,272	\$6.13	3 Year
#17	Goodwin Auto Repair	\$29,380.00	\$2,448.33	4,489	\$6.54	TAW
#24?	New England Store Front	\$3,000.00	\$250.00	1,560	\$1.92	TAW
#21?	Collins Property Management (Kol Tar)	\$21,600.00	\$1,800.00	3,960	\$5.45	TAW
#39?	Alan Hamel Trucking	\$16,800.00	\$1,200.00	Unknown	Unknown	TAW
#27	NH Brotherhood	\$11,940.00	\$925.00	6,267	\$1.91	TAW
#39	Circle Child care	\$33,800.00	\$2,816.67	4,064	\$8.32	TAW
#38	Garage	\$6,000.00	\$500	1,440	\$4.17	TAW
	Harrison Paving	\$6,000.00	\$500			TAW
Totals:		\$136,320	\$11,090.00	23,052		

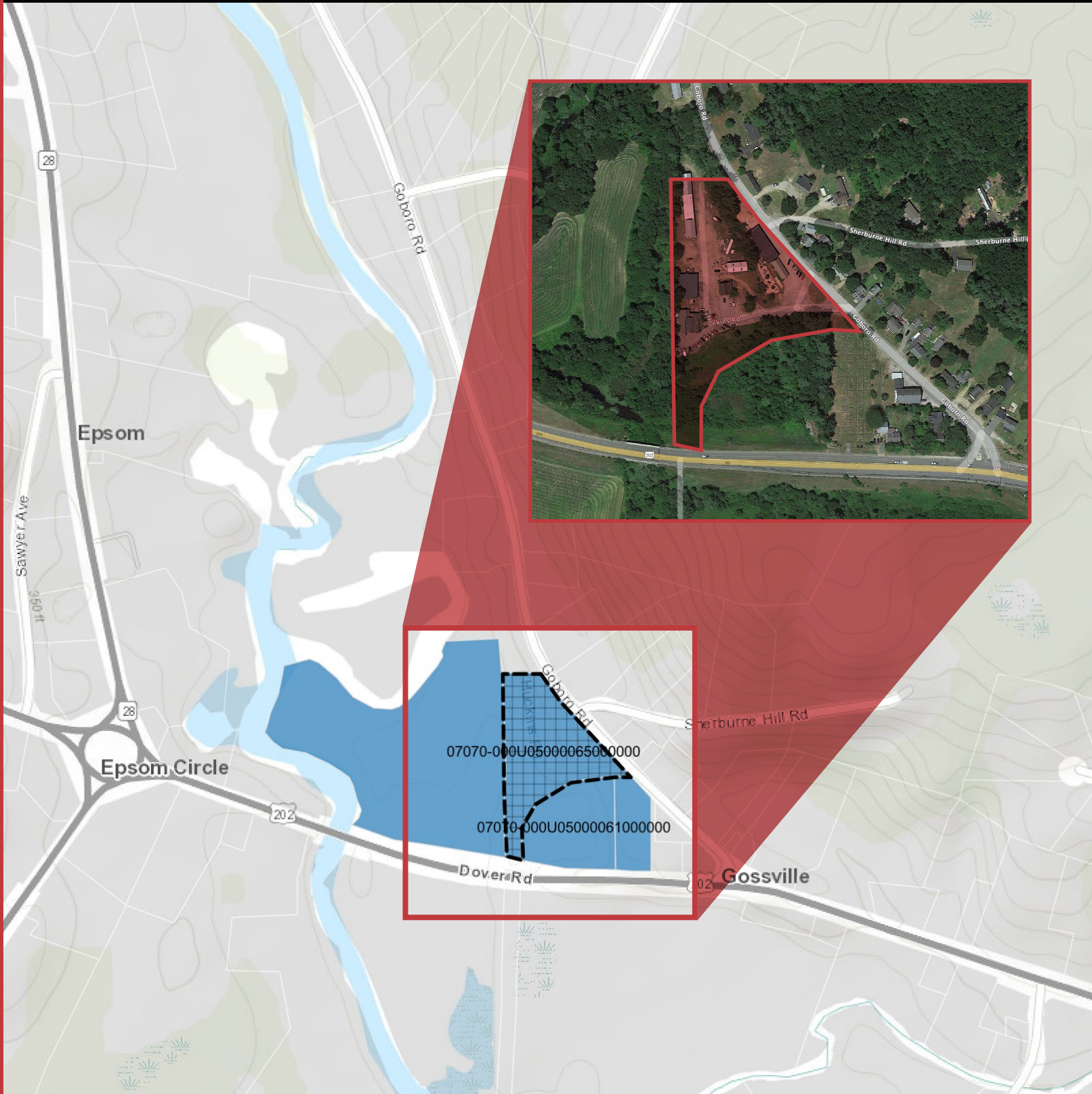
*Annual Rent is Proforma Based on Recent Rent Increases

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good. We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy. Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

TAX MAP

MAP: U05

LOT: 65



TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 1 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 1 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

OWNER INFORMATION		SALES HISTORY							PICTURE																																			
EPSOM PROPERTIES, LLC		Date	Book	Page	Type	Price	Grantor																																					
51 MILLER ROAD		08/07/2007	3009	1371	Q 1	610,000	GOBORO RD PROPERTIES L																																					
NEW DURHAM, NH 03855		01/29/2007	2961	1734	U 1 47	370,000	NHCH PROPERTIES LLC																																					
LISTING HISTORY		NOTES							MUNICIPAL SOFTWARE BY AVITAR EPSOM ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 446,400</td> <td>\$ 55,300</td> <td>\$ 181,700</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 683,400</td> </tr> <tr> <td>2022</td> <td>\$ 446,400</td> <td>\$ 55,300</td> <td>\$ 181,700</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 683,400</td> </tr> <tr> <td>2023</td> <td>\$ 114,700</td> <td>\$ 2,000</td> <td>\$ 181,700(e)</td> </tr> <tr> <td colspan="4">Parcel Total: \$ 683,400</td> </tr> <tr> <td colspan="4">(Card Total: \$ 298,400)</td> </tr> </tbody> </table>				Year	Building	Features	Land	2021	\$ 446,400	\$ 55,300	\$ 181,700	Parcel Total: \$ 683,400				2022	\$ 446,400	\$ 55,300	\$ 181,700	Parcel Total: \$ 683,400				2023	\$ 114,700	\$ 2,000	\$ 181,700(e)	Parcel Total: \$ 683,400				(Card Total: \$ 298,400)			
Year	Building	Features	Land																																									
2021	\$ 446,400	\$ 55,300	\$ 181,700																																									
Parcel Total: \$ 683,400																																												
2022	\$ 446,400	\$ 55,300	\$ 181,700																																									
Parcel Total: \$ 683,400																																												
2023	\$ 114,700	\$ 2,000	\$ 181,700(e)																																									
Parcel Total: \$ 683,400																																												
(Card Total: \$ 298,400)																																												
02/14/22	TNRE	PART OF BLDG HT=GAS /FA NO DUCTS; BSMT EXT ACC ONLY; "CIRCLE																																										
01/22/18	TNRM	CHILDCARE II"; 4/11 SPOKE W/DAYCARE OWNER=INFO EST; NO ADDTN,																																										
12/27/16	INSP	REMOVED STORE & DAYCARE NOW USES WHOLE BLDG, BESIDES 1 GAR																																										
10/25/13	ERVL	BAY RENTED FOR STORAGE; BP WAS REMOVING & ADDING INT																																										
07/02/13	INSP	WALLS-NC TO FOOTPRINT; SLB EST; DNPU PERM WALL AC'S; PU NEW																																										
04/16/13	JBPR	DEKS; 4/12 SEE CARD #3; 4/13 NC TO EXT; 10/13 P/U PAVING; CORR INT																																										
04/26/12	ERPR	DATA;																																										
04/07/11	ERPR																																											
EXTRA FEATURES VALUATION							LAST REVALUATION: 2020																																					
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes																																			
PAVING	3,168	144	x 22		65	3.25	30	2,008	PARKING AREA																																			
									2,000																																			
LAND VALUATION																																												
Zone: RES/COMM		Minimum Acreage: 2.00		Minimum Frontage: 200		Site: AVERAGE					Driveway: PAVED OR BRICK		Road: PAVED																															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																														
COM/IND	2.000 ac	88,000	E	100	100	100	100	100 -- LEVEL	200	176,000	0	N	176,000	USE																														
COM/IND	1.500 ac	x 2,000	X	100				95 -- MILD	200	5,700	0	N	5,700	USE																														
		3.500 ac								181,700		181,700																																

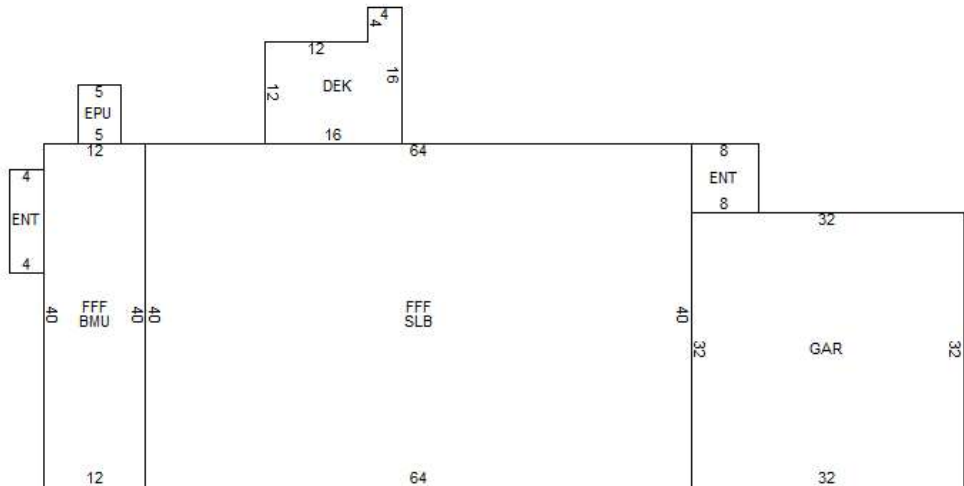
TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 1 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 1 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.00 STORY FRAME DAYCARE Roof: SHED/PREFAB METALS Ext: CNCRT OR BLK Int: DRYWALL Floor: CARPET/LINOLEUM OR SIM Heat: OIL/HOT WATER Bedrooms: Baths: AVERAGE Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B4 AVG-40 Com. Wall: Size Adj: 0.9850 Base Rate: CPE 88.00 Bldg. Rate: 0.5378 Sq. Foot Cost: \$ 47.33
	District	Percentage					
	VILLAGE WATER	% 100					
	PERMITS						
Date	Project Type	Notes					
03/03/10	ADDITION						
03/10/09	OCCUPANCY PERMIT	CIRCLE CHILD CARE, LLC					
05/12/08	SIGN	M-SGN					
05/12/08	BUSINESS	AUTO BROKER					
05/11/07	BUSINESS	CUSTOM CONCEPTS DRYWALL UNIT 2					
10/18/06	OCCUPANCY PERMIT	EXPANSION FIELDSTONE CANDLES 4					
10/18/06	OCCUPANCY PERMIT	M-OCC					
BUILDING SUB AREA DETAILS							
ID	Description	Area	Adj. Effect.				
BMU	BSMNT	480	0.15 72				
EPU	COVERED BSMNT	35	0.35 12				
ENT	ENTRY WAY	112	0.10 11				
DEK	DECK/ENTRANCE	208	0.10 21				
FFF	FST FLR FIN	3040	1.00 3040				
SLB	SLB	2560	0.00 0				
GAR	GARAGE	1024	0.45 461				
GLA:	3,040	7,459	3,617				
2020 BASE YEAR BUILDING VALUATION							
Market Cost New:			\$ 171,193				
Year Built:			1844				
Condition For Age:	AVERAGE		33 %				
Physical:							
Functional:							
Economic:							
Temporary:							
Total Depreciation:			33 %				
Building Value:			\$ 114,700				



TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 2 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023


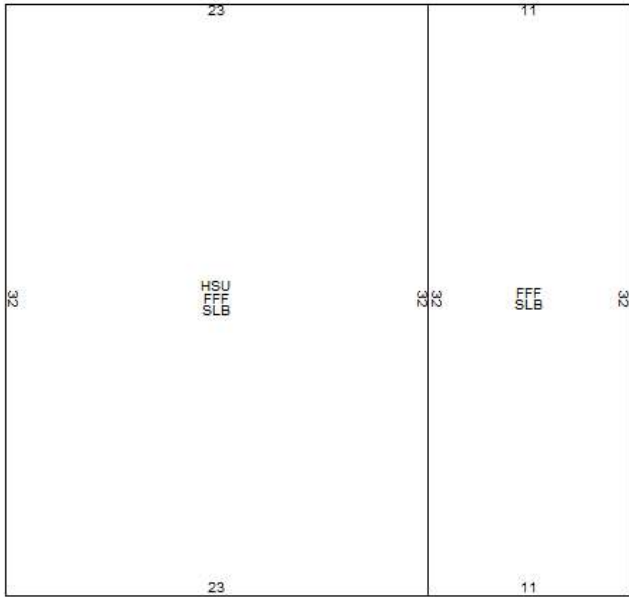
OWNER INFORMATION		SALES HISTORY					PICTURE				
EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855		Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY		NOTES									
01/14/22	TNRM	WHITE; #22= "KALILY STUDIO" #24= GARAGE; 4/13 APPEARS 11 X 13 HAS									
01/22/18	TNRM	MONITOR HEATER; 10/13 DNV1; EXT AVG FOR AGE;									
12/27/16	INSP	MARKED FOR INSPECTION									
10/25/13	ERVN										
07/02/13	INSP	MARKED FOR INSPECTION									
04/16/13	JBPR										
03/12/08	KMVM										
07/11/06	KCVM										
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes	EPSOM ASSESSING OFFICE	
GARAGE-1 STY	1,560	26	x 60		70	22.00	75	18,018	16 FT WALLS/#24		
								18,000			
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2023	\$ 73,700	\$ 18,000	\$ 0(c)								
			Parcel Total: \$ 683,400								
										(Card Total: \$ 91,700)	
LAND VALUATION							LAST REVALUATION: 2020				
Zone: RES/COMM		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type COM/IND		Neighborhood:				Cond		Ad Valorem		SPI R Tax Value Notes	
		0 ac									

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 2 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 2 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																								
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.50 STORY FRAME OFFICE Roof: GABLE OR HIP/METAL/TIN Ext: VINYL SIDING Int: WOOD/LOG Floor: CONCRETE Heat: OIL/FA DUCTED Bedrooms: Baths: MINIMUM Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: Size Adj: 1.4182 Base Rate: COF 84.00 Bldg. Rate: 1.1120 Sq. Foot Cost: \$ 93.41																				
	District	Percentage																									
	VILLAGE WATER	% 100																									
PERMITS																											
Date	Project Type	Notes																									
			<table border="1"> <thead> <tr> <th colspan="4">BUILDING SUB AREA DETAILS</th> </tr> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj. Effect.</th> </tr> </thead> <tbody> <tr> <td>HSU</td> <td>1/2 STRY UNFIN</td> <td>736</td> <td>0.25 184</td> </tr> <tr> <td>SLB</td> <td>SLB</td> <td>1088</td> <td>0.00 0</td> </tr> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>1088</td> <td>1.00 1088</td> </tr> <tr> <td>GLA:</td> <td>1,088</td> <td>2,912</td> <td>1,272</td> </tr> </tbody> </table>	BUILDING SUB AREA DETAILS				ID	Description	Area	Adj. Effect.	HSU	1/2 STRY UNFIN	736	0.25 184	SLB	SLB	1088	0.00 0	FFF	FST FLR FIN	1088	1.00 1088	GLA:	1,088	2,912	1,272
BUILDING SUB AREA DETAILS																											
ID	Description	Area	Adj. Effect.																								
HSU	1/2 STRY UNFIN	736	0.25 184																								
SLB	SLB	1088	0.00 0																								
FFF	FST FLR FIN	1088	1.00 1088																								
GLA:	1,088	2,912	1,272																								
2020 BASE YEAR BUILDING VALUATION																											
Market Cost New:		\$ 118,818																									
Year Built:		1920																									
Condition For Age:	FAIR	38 %																									
Physical:																											
Functional:																											
Economic:																											
Temporary:																											
Total Depreciation:		38 %																									
Building Value:		\$ 73,700																									

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 3 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 3 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023


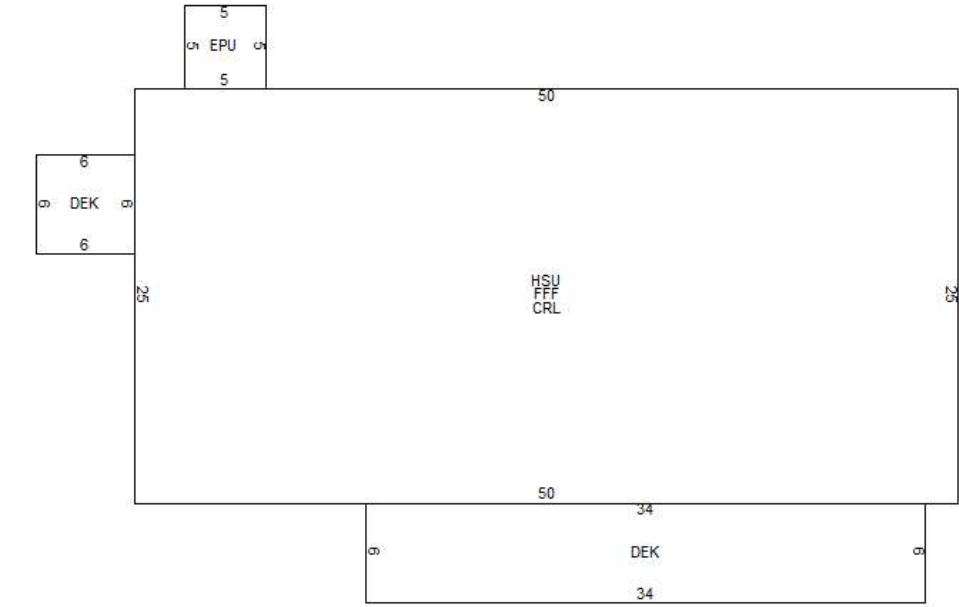
OWNER INFORMATION		SALES HISTORY					PICTURE			
EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855		Date	Book	Page	Type	Price	Grantor			
LISTING HISTORY		NOTES								
01/14/22	TNRE	BLD #27; WHITE; BARN CNVRTD; BARN=WAREHSE 60X25; DNPU LOADING DOCK VP ATT TO GAR 80X25; BARN=STO FOR CMNT & PAINT; 4/12 NEW ROOF; -FREIGHT HOUSE CONSIGNMENTS" RENTS, SKETCH/GAR FOR \$675 WATER INC. ONLY, NO ADD STARTED & STATES NO PLANS FOR ADD; 10/13 DNVI; BARN & GAR NEED TLC; 22: POSTED, EXT REV;								
01/22/18	TNRM									
12/27/16	INSP	MARKED FOR INSPECTION								
10/25/13	ERVM									
07/02/13	INSP	MARKED FOR INSPECTION								
04/16/13	JBPR									
04/26/12	ERPR									
03/12/08	KMVM									
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes			
BARN-1STRY	1,440	60 x 24	71	15.00	60	9,202	ATT GAR/ POSTED			
GARAGE-1 STY	1,975	79 x 25	68	22.00	60	17,728	ATT STORE			
SHED-METAL	352	44 x 8	105	5.00	30	554	TT=BOX			
27,500										
PARCEL TOTAL TAXABLE VALUE										
Year	Building	Features	Land							
2023	\$ 77,500	\$ 27,500	\$ 0(c)							
Parcel Total: \$ 683,400										
LAND VALUATION							LAST REVALUATION: 2020			
Zone: RES/COMM		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:
Land Type COM/IND		Neighborhood:		Cond		Ad Valorem		SPI R		Tax Value Notes
		0 ac								
(Card Total: \$ 105,000)										

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 3 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 3 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																																							
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.50 STORY FRAME STORE Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: HARDWOOD Heat: OIL/HOT WATER Bedrooms: Baths: MINIMUM Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B2 AVG-20 Com. Wall: Size Adj: 1.2624 Base Rate: CST 70.00 Bldg. Rate: 0.8898 Sq. Foot Cost: \$ 62.29																																			
		District	Percentage																																							
VILLAGE WATER	% 100																																									
PERMITS	<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Project Type	Notes																																						
Date	Project Type	Notes																																								
		<table border="1"> <thead> <tr> <th colspan="5">BUILDING SUB AREA DETAILS</th> </tr> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj.</th> <th>Effect.</th> </tr> </thead> <tbody> <tr> <td>HSU</td> <td>1/2 STRY UNFIN</td> <td>1250</td> <td>0.25</td> <td>313</td> </tr> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>1250</td> <td>1.00</td> <td>1250</td> </tr> <tr> <td>CRL</td> <td>CRAWL SPACE</td> <td>1250</td> <td>0.05</td> <td>63</td> </tr> <tr> <td>EPU</td> <td>COVERED BSMNT</td> <td>25</td> <td>0.35</td> <td>9</td> </tr> <tr> <td>DEK</td> <td>DECK/ENTRANCE</td> <td>240</td> <td>0.10</td> <td>24</td> </tr> <tr> <td>GLA:</td> <td>1,250</td> <td>4,015</td> <td></td> <td>1,659</td> </tr> </tbody> </table>	BUILDING SUB AREA DETAILS					ID	Description	Area	Adj.	Effect.	HSU	1/2 STRY UNFIN	1250	0.25	313	FFF	FST FLR FIN	1250	1.00	1250	CRL	CRAWL SPACE	1250	0.05	63	EPU	COVERED BSMNT	25	0.35	9	DEK	DECK/ENTRANCE	240	0.10	24	GLA:	1,250	4,015		1,659
BUILDING SUB AREA DETAILS																																										
ID	Description	Area	Adj.	Effect.																																						
HSU	1/2 STRY UNFIN	1250	0.25	313																																						
FFF	FST FLR FIN	1250	1.00	1250																																						
CRL	CRAWL SPACE	1250	0.05	63																																						
EPU	COVERED BSMNT	25	0.35	9																																						
DEK	DECK/ENTRANCE	240	0.10	24																																						
GLA:	1,250	4,015		1,659																																						
<table border="1"> <thead> <tr> <th colspan="3">2020 BASE YEAR BUILDING VALUATION</th> </tr> </thead> <tbody> <tr> <td>Market Cost New:</td> <td></td> <td>\$ 103,339</td> </tr> <tr> <td>Year Built:</td> <td></td> <td>1920</td> </tr> <tr> <td>Condition For Age:</td> <td>AVERAGE</td> <td>25 %</td> </tr> <tr> <td>Physical:</td> <td></td> <td></td> </tr> <tr> <td>Functional:</td> <td></td> <td></td> </tr> <tr> <td>Economic:</td> <td></td> <td></td> </tr> <tr> <td>Temporary:</td> <td></td> <td></td> </tr> <tr> <td>Total Depreciation:</td> <td></td> <td>25 %</td> </tr> <tr> <td>Building Value:</td> <td></td> <td>\$ 77,500</td> </tr> </tbody> </table>		2020 BASE YEAR BUILDING VALUATION			Market Cost New:		\$ 103,339	Year Built:		1920	Condition For Age:	AVERAGE	25 %	Physical:			Functional:			Economic:			Temporary:			Total Depreciation:		25 %	Building Value:		\$ 77,500											
2020 BASE YEAR BUILDING VALUATION																																										
Market Cost New:		\$ 103,339																																								
Year Built:		1920																																								
Condition For Age:	AVERAGE	25 %																																								
Physical:																																										
Functional:																																										
Economic:																																										
Temporary:																																										
Total Depreciation:		25 %																																								
Building Value:		\$ 77,500																																								

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 4 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023


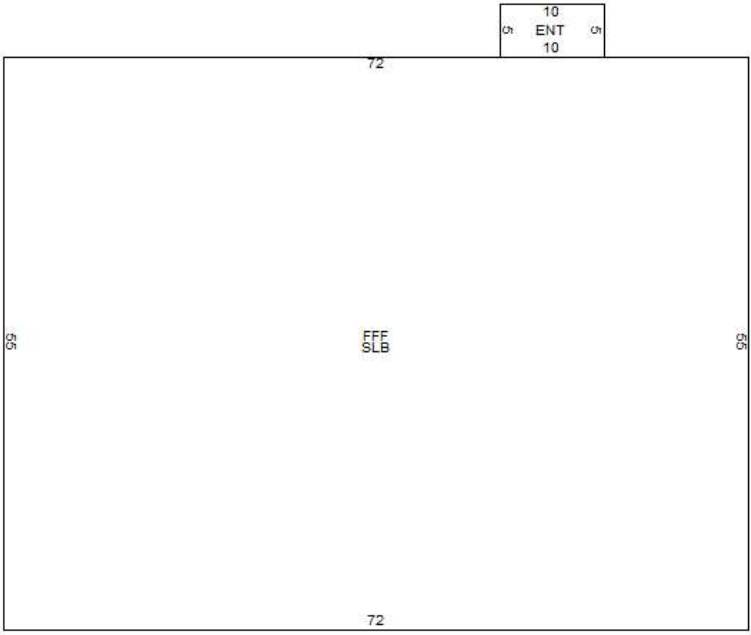
OWNER INFORMATION		SALES HISTORY					PICTURE				
EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855		Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY		NOTES									
01/14/22	TNRM	2 UNITS \$675; 3 UNITS \$325 CEMENT SUPPLIERS/MAINTENANCE/HOBBY;									
01/22/18	TNRM	KOL-TAR BLDG; 5 UNITS-4 TENANTS; TANK = ASPHALT 6500 GALLON; LIFT									
12/27/16	INSP	DNP; 3/8; NOH; MEAS ONLY; #21; 4/13 PU ROOF; 10/13 DNP PAVING @									
10/25/13	ERV	GAR DOORS; DNV TANK OR LEAN-TO = REMOVED;									
07/02/13	INSP	MARKED FOR INSPECTION									
04/16/13	JBPR										
03/12/08	KMVM										
07/11/06	KCVL										
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes		
CONCRETE SLAB	416	26	x 16	98		3.00	30	367	ATT BLDG LEFT		
								400			
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2023	\$ 83,400	\$ 400	\$ 0(c)					Parcel Total: \$ 683,400			
							(Card Total: \$ 83,800)				
LAND VALUATION							LAST REVALUATION: 2020				
Zone: RES/COMM		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type COM/IND		Neighborhood:		Con		Ad Valorem		SPI R		Tax Value Notes	
		0 ac									

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 4 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 4 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																									
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.00 STORY FRAME GARAGE Roof: SHED/PREFAB METALS Ext: PREFIN METAL Int: MINIMUM Floor: CONCRETE Heat: OIL/FA NO DUCTS Bedrooms: Baths: AVERAGE Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B1 AVG-10 Com. Wall: STEEL, 12 FT. 1.1500 Size Adj: 0.9644 Base Rate: CGS 42.00 Bldg. Rate: 0.6596 Sq. Foot Cost: \$ 31.86																					
	District	Percentage																										
	VILLAGE WATER	% 100																										
PERMITS																												
Date	Project Type	Notes																										
			<table border="1"> <thead> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj.</th> <th>Effect.</th> </tr> </thead> <tbody> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>3960</td> <td>1.00</td> <td>3960</td> </tr> <tr> <td>SLB</td> <td>SLB</td> <td>3960</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>ENT</td> <td>ENTRY WAY</td> <td>50</td> <td>0.10</td> <td>5</td> </tr> <tr> <td>GLA:</td> <td>3,960</td> <td>7,970</td> <td></td> <td>3,965</td> </tr> </tbody> </table>	ID	Description	Area	Adj.	Effect.	FFF	FST FLR FIN	3960	1.00	3960	SLB	SLB	3960	0.00	0	ENT	ENTRY WAY	50	0.10	5	GLA:	3,960	7,970		3,965
ID	Description	Area	Adj.	Effect.																								
FFF	FST FLR FIN	3960	1.00	3960																								
SLB	SLB	3960	0.00	0																								
ENT	ENTRY WAY	50	0.10	5																								
GLA:	3,960	7,970		3,965																								
2020 BASE YEAR BUILDING VALUATION																												
Market Cost New:		\$ 126,325																										
Year Built:		1940																										
Condition For Age:	FAIR	34 %																										
Physical:																												
Functional:																												
Economic:																												
Temporary:																												
Total Depreciation:		34 %																										
Building Value:		\$ 83,400																										

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 5 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 5 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023


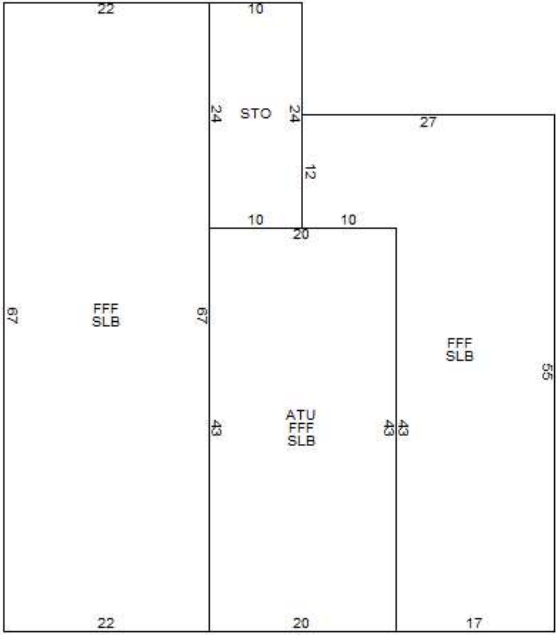
OWNER INFORMATION		SALES HISTORY					PICTURE																
EPSOM PROPERTIES, LLC		Date	Book	Page	Type	Price	Grantor																
51 MILLER ROAD																							
NEW DURHAM, NH 03855																							
LISTING HISTORY		NOTES					MUNICIPAL SOFTWARE BY AVITAR EPSOM ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$ 59,500</td> <td>\$ 5,400</td> <td>\$ 0(c)</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 683,400</td> </tr> </tbody> </table> (Card Total: \$ 64,900)					Year	Building	Features	Land	2023	\$ 59,500	\$ 5,400	\$ 0(c)	Parcel Total: \$ 683,400			
Year	Building	Features	Land																				
2023	\$ 59,500	\$ 5,400	\$ 0(c)																				
Parcel Total: \$ 683,400																							
01/14/22	TNRM	#17 "GOODWIN AUTO: 4/13 PU ROOF, DNPU COMPACT DUMPSTER; 10/13																					
01/22/18	TNRL	DNVI; EXT FAIR FOR AGE; P/U PAVING; HEAT SYSTEM OWNED BY																					
12/27/16	INSP	MARKED FOR INSPECTION																					
10/25/13	ERVN	TENANT;																					
07/02/13	INSP	MARKED FOR INSPECTION																					
04/16/13	JBPR																						
03/12/08	KMVM																						
07/11/06	KCVL																						
EXTRA FEATURES VALUATION																							
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes														
SLED-WOOD	960	60 x	16	77		7.00	50	2,587	ATT BUILDING/NO FLR														
PAVING	4,500	50 x	90	64		3.25	30	2,808	PARKING AREA; SHAPE														
								5,400															
LAND VALUATION																							
Zone: RES/COMM Minimum Acreage: Minimum Frontage:					Site: Driveway: Road:																		
Land Type COM/IND Neighborhood:					Cond Ad Valorem SPI R Tax Value Notes																		
0 ac																							

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 5 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 5 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																														
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.50 STORY FRAME GARAGE Roof: GABLE OR HIP/PREFAB METALS Ext: CLAP BOARD/PREFIN METAL Int: MINIMUM/DRYWALL Floor: CONCRETE Heat: OIL/FA NO DUCTS Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B2 AVG-20 Com. Wall: Size Adj: 0.9905 Base Rate: CGS 42.00 Bldg. Rate: 0.5648 Sq. Foot Cost: \$ 23.72																										
	District	Percentage																															
VILLAGE WATER	% 100																																
PERMITS																																	
Date	Project Type	Notes																															
			BUILDING SUB AREA DETAILS																														
			<table border="1"> <thead> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj.</th> <th>Effect.</th> </tr> </thead> <tbody> <tr> <td>STO</td> <td>STORAGE AREA</td> <td>240</td> <td>0.25</td> <td>60</td> </tr> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>3389</td> <td>1.00</td> <td>3389</td> </tr> <tr> <td>SLB</td> <td>SLB</td> <td>3389</td> <td>0.00</td> <td>0</td> </tr> <tr> <td>ATU</td> <td>ATTIC</td> <td>860</td> <td>0.10</td> <td>86</td> </tr> <tr> <td>GLA:</td> <td>3,389</td> <td>7,878</td> <td></td> <td>3,535</td> </tr> </tbody> </table>	ID	Description	Area	Adj.	Effect.	STO	STORAGE AREA	240	0.25	60	FFF	FST FLR FIN	3389	1.00	3389	SLB	SLB	3389	0.00	0	ATU	ATTIC	860	0.10	86	GLA:	3,389	7,878		3,535
ID	Description	Area	Adj.	Effect.																													
STO	STORAGE AREA	240	0.25	60																													
FFF	FST FLR FIN	3389	1.00	3389																													
SLB	SLB	3389	0.00	0																													
ATU	ATTIC	860	0.10	86																													
GLA:	3,389	7,878		3,535																													
			2020 BASE YEAR BUILDING VALUATION																														
			Market Cost New: \$ 83,850 Year Built: 1960 Condition For Age: FAIR 29 % Physical: Functional: Economic: Temporary: Total Depreciation: 29 % Building Value: \$ 59,500																														

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 6 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023



OWNER INFORMATION		SALES HISTORY					PICTURE				
EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855		Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY		NOTES									
01/14/22	TNRM	#39; YELLOW/TAN; 1 UNIT; 3/09; CIRCLE CHILD CARE, LLC IN OCCUPANCY;									
01/22/18	TNRM	4/13 FIX ROOF, APPEARS USED FOR STO, LP TANK DISCONNECTED; 10/13									
12/27/16	INSP	P/U PAVING;									
10/25/13	ERVIM										
07/02/13	INSP	MARKED FOR INSPECTION									
04/16/13	JBPR										
03/31/09	CRPR										
03/12/08	KMVM										
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes		
PAVING	3,120	104	x	30	65	3.25	30	1,977	PARKING AREA		
									2,000		
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2023	\$ 37,600	\$ 2,000	\$ 0(c)								
			Parcel Total: \$ 683,400								
										(Card Total: \$ 39,600)	
LAND VALUATION							LAST REVALUATION: 2020				
Zone: RES/COMM		Minimum Acreage:		Minimum Frontage:		Site:		Driveway:		Road:	
Land Type COM/IND		Neighborhood:				Cond		Ad Valorem		SPI R Tax Value Notes	
		0 ac									

TAX CARDS

MAP: 000U05
 LOT: 000065
 SYB: 000000

CARD: 6 of 6
 ADDRESS: 41 Goboro Road, Epsom
 PRINTED: 10/23/2023

Map: 000U05 Lot: 000065 Sub: 000000 Card: 6 of 6 41 GOBORO ROAD EPSOM Printed: 10/23/2023

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS																				
	EPSOM PROPERTIES, LLC 51 MILLER ROAD NEW DURHAM, NH 03855	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>VILLAGE WATER</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	VILLAGE WATER	% 100	Model: 1.00 STORY FRAME STORAGE Roof: GABLE OR HIP/METAL/TIN Ext: PREFIN METAL Int: DRYWALL Floor: CARPET Heat: GAS/FA NO DUCTS Bedrooms: Baths: AVERAGE Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A0 AVG Com. Wall: Size Adj: 1.3403 Base Rate: CWH 26.00 Bldg. Rate: 1.2867 Sq. Foot Cost: \$ 33.45																
	District	Percentage																					
	VILLAGE WATER	% 100																					
PERMITS																							
Date	Project Type	Notes																					
			<table border="1"> <thead> <tr> <th colspan="4">BUILDING SUB AREA DETAILS</th> </tr> <tr> <th>ID</th> <th>Description</th> <th>Area</th> <th>Adj. Effect.</th> </tr> </thead> <tbody> <tr> <td>FFF</td> <td>FST FLR FIN</td> <td>1440</td> <td>1.00 1440</td> </tr> <tr> <td>SLB</td> <td>SLB</td> <td>1440</td> <td>0.00 0</td> </tr> <tr> <td colspan="2">GLA:</td> <td>1,440</td> <td>2,880 1,440</td> </tr> </tbody> </table>	BUILDING SUB AREA DETAILS				ID	Description	Area	Adj. Effect.	FFF	FST FLR FIN	1440	1.00 1440	SLB	SLB	1440	0.00 0	GLA:		1,440	2,880 1,440
BUILDING SUB AREA DETAILS																							
ID	Description	Area	Adj. Effect.																				
FFF	FST FLR FIN	1440	1.00 1440																				
SLB	SLB	1440	0.00 0																				
GLA:		1,440	2,880 1,440																				
2020 BASE YEAR BUILDING VALUATION																							
Market Cost New:		\$ 48,168																					
Year Built:		1940																					
Condition For Age:	AVERAGE	22 %																					
Physical:																							
Functional:																							
Economic:																							
Temporary:																							
Total Depreciation:		22 %																					
Building Value:		\$ 37,600																					

DEED

9150.00

WARRANTY DEED

Goboro Road Properties, LLC, a New Hampshire Limited Liability Company with a mailing address of 7 Oxbow Road, Canterbury, County of Merrimack and State of New Hampshire 03224, for consideration paid, grants to **Epsom Properties, LLC**, a New Hampshire Limited Liability Company with a mailing address of 51 Miller Road, New Durham, County of Strafford and State of New Hampshire 03855, with WARRANTY COVENANTS, the following:

Several tracts or parcels of land, together with any buildings and improvements now or hereafter located thereon, situated in the Town of Epsom, County of Merrimack and State of New Hampshire bounded and described as follows:

See attached Exhibit A

MEANING AND INTENDING hereby to describe and convey the same premises as conveyed to Goboro Road Properties, LLC, by Warranty Deed dated January 29, 2007 and recorded at Book 2961, Page 1734, in the Merrimack County Registry of Deeds.

EXECUTED this 3 day of AUGUST, 2007.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX
9 THOUSAND 3 HUNDRED AND 50 DOLLARS
08/07/2007 842579 \$ 9,150
VOID IF ALTERED



Goboro Road Properties, LLC

Alan L. Bissonnette
By: ALAN L. BISSONNETTE
Its: MEMBER
Patricia A. Bissonnette
Patricia A. BISSONNETTE
MEMBER

DEED

Book 3009 Page 1372

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

The foregoing instrument was acknowledged before me this 3 day of AUGUST, 2007 by ALAN L. BISSONNETTE AND PATRICA A BISSONNETTE of Goboro Road Properties, LLC.
AS ALL OF THE MEMBERS

Notary Public/Justice of the Peace
My Commission Expires: _____
Printed Name:



MCRD

EXHIBIT A

Several tracts or parcels of land, together with any buildings and improvements now or hereafter located thereon, situated in the Town of Epsom, County of Merrimack and State of New Hampshire, as follows:

Tract I:

A certain tract or parcel of land, together with any buildings and improvements now or hereafter located thereon, situated in the Town of Epsom, County of Merrimack and State of New Hampshire near the building which was formerly the Epsom Station of Suncook Valley Railroad, bounded and described as follows:

Commencing at an iron pipe bound located in sand bank, 30 feet easterly of the place where the stub end of the most easterly rail of said railroad's so-called Public delivery track was formerly located; thence 99 feet easterly to an iron bound; thence 50 feet northeasterly to an iron pipe bound; thence 150 feet northerly to an iron pipe bound; thence 114 feet westerly to an iron pipe bound located in sand bank, 30 feet from the place where the most easterly rail of said Public Delivery track was formerly located; thence 140 feet southeasterly to the bound begun at.

The parcel so described is subsumed within the description of Tract III herein.

Tract II:

A certain tract or parcel of land, together with any buildings and improvements now or hereafter located thereon, situated in the Town of Epsom, County of Merrimack and State of New Hampshire, on the northerly side of Central Road, so-called, also known as NH Route 4 and being a portion of the right of way and Epsom Depot Yard of the now abandoned Suncook Valley Railroad, which tract or parcel of land is bounded and described as follows:

Beginning at a stone bound set at the intersection of the northerly sideline of the above-mentioned highway with what was formerly the westerly right of way line of the above-mentioned railroad; thence N 18° 00' E by the former westerly right of way line of the Suncook Valley R.R., a distance of 150.0 feet to a stone bound; thence by the said westerly right of way line of the Suncook Valley R.R. on a curve to the left of 4,000 feet radius, a distance of 317.3 feet to a stone bound; thence S 76° 36' E at right angles to a tangent to the curve, a distance of 62.8 feet to a stone bound marking the division line between property of the grantor formerly of Stapleton (Tract III herein) and other land of the grantor formerly of the Merrimack Farmers' Exchange, Inc. (Tract V herein); thence S 11° 51' W by said former Stapleton land, a distance of 92.3 feet to a stone bound set at the westerly terminus of the northerly side line of the public highway leading from the Gaboro Road to the Epsom Depot; thence S 9° 58' W along the westerly terminus of the last-mentioned public highway, a distance of 66.2 feet to a stone bound; thence S 76° 57' E by the southerly side line of the last-mentioned public highway, a distance of 66.2 feet to a stone bound; thence S 76° 57' E by the southerly side line of the last-mentioned public highway, a distance of 183.5 feet to a stone bound; thence S 81° 50' W by land now or formerly of Edmond J. Stapleton, a distance of 161.00 feet to a stone bound; thence S 39° 05' W by said land now or formerly of Edmond J. Stapleton, a distance of 114.1 feet to a stone bound; thence S 18° 00' W by the former easterly right of way line of the Suncook Valley R.R., a distance of 150.0 feet to a stone bound set in the northerly side line of the Central Road; thence N 72° 00' W by the northerly side line of the Central Road, a distance of 66.0 feet to a stone bound and point of beginning.

ORIGINAL NOT SUITABLE
FOR PROPER REPRODUCTION

DEED

Reserving to the Merrimack Farmers' Exchange, Inc., its successors and assigns forever, a right of way, 33 feet in width across the within conveyed premises.

Also, any and all right, title and interest of the grantor in and to the following buildings, to the extent the same remain standing:

- (a) A certain building standing on land now or formerly of Suncook Valley Railroad at Gossville, easterly of the passenger depot at said Epsom and near the spur track, said building being known as the old car;
- (b) A certain building situated at Gossville in said Epsom, said building being on land now or formerly of Suncook Valley Railroad easterly of said passenger depot, being known as the stage stable or stage barn and shed;

The above buildings (a) and (b) are subject to certain reservations and restrictions as set forth in a deed from Huckins Oil Company, Inc., to the grantor, dated June 30, 1986, and recorded at the Merrimack County Registry of Deeds, Book 1575, Page 0373.

Tract III:

A certain tract or parcel of land, together with any buildings and improvements now or hereafter located thereon, situated in said Epsom, bounded and described as follows:

Beginning at an iron post in the ground at the intersection of the westerly side line of Goboro Road with the northerly side line of the public passway leading from Goboro Road to the former Epsom passenger depot of the Suncook Valley Railroad; thence North $76^{\circ} 57'$ West by the northerly side line of said public passway 395.8 feet to an iron pin; thence North $11^{\circ} 51'$ East by other land of Huckins Oil Co., Inc. (Tract II herein), 92.3 feet to an iron pin; thence South $76^{\circ} 36'$ East by other land of the grantor, formerly of the Merrimack Farmers' Exchange (see Tract V herein), 158.1 feet to an iron pin at the southeast corner of said former Exchange land, said point being 10 feet westerly of the center line of the former Railroad siding; thence North $8^{\circ} 40'$ West by said former land of Merrimack Farmers' Exchange 333.3 feet to an iron pin; thence South $73^{\circ} 52'$ East by land now or formerly of Edmond Stapleton, 72 feet to an iron pin; thence South $15^{\circ} 28'$ East along the westerly side line of the Goboro Road 132 feet to an iron pin; thence South $25^{\circ} 47'$ East along the westerly side line of the Goboro Road 362.4 feet to the iron pin at the point of beginning. The aforesaid description includes as a part thereof the premises conveyed to the above-named grantor by deed of Huckins Oil Company, Inc., dated June 30, 1986 and recorded at the Merrimack County Registry of Deeds, Book 1575, Page 0373 (Tract I herein), and it further so includes the premises conveyed by deed of the said Huckins Oil Company, Inc., to Cyr Oil Corporation, dated June 30, 1986 and recorded in said Merrimack County Registry of Deeds, Book 1575, Page 0373. (Tract VIII herein).

Tract IV:

A certain tract of land situated in said Epsom, bounded and described as follows:

Beginning at a stone bound at the southeasterly corner of the premises herein conveyed at other land of grantor formerly of Stapleton (Tract III herein): thence running N $76^{\circ} 36'$ W by said other land of grantor, a distance of 62 feet to an iron pipe; thence turning and running N $13^{\circ} 24'$ E by other land of the grantor formerly of Merrimack Farmers' Exchange (Tract V herein), a distance of 20 feet to an iron pipe; thence turning and running S $76^{\circ} 36'$ E by said former Merrimack land, a distance of 53.9 feet to an iron pipe at said other land of grantor formerly of Stapleton; thence turning and running S $08^{\circ} 40'$ E by said other land of grantor, a distance of 21.6 feet to the point begun at.

ORIGINAL NOT SUITABLE
FOR PROPER REPRODUCTION

DEED

Being the same premises shown as "Parcel A" in the plan entitled "Plan Showing Land in the Former Depot Yard of the Suncook Valley R.R. in Epsom, N.H." dated July 1969 and prepared by E.B. Hodgins, Professional Engineer.

Tract V:

A certain tract of land, with the buildings and improvements thereon, and appurtenances thereto, situated in said Epsom, bounded and described as follows:

Beginning at a point on the east side of the Suncook Valley Railroad siding at a point 15 feet northerly of the north side line of the northerly end of the two buildings on the lot and on a line running northerly and southerly against the west sideline of the said buildings; thence southerly along the last mentioned line, 304 feet to a point which is 102 ½ feet southerly of the south line of the southerly building on this lot; thence easterly on a line at right angles to the tangent of the curve of the Railroad tracks about 170 feet to a point which is 10 feet westerly of the center line of the siding; thence northwesterly parallel to and 10 feet west of the centerline of said siding to its intersection with a line from the point of beginning which is at right angles to the tangent of the curve of the Railroad tracks; thence westerly along said line to the point of beginning.

Reserving any right of way which may have been established through adverse use, and conveying, subject to said reservation, the right and easement to pass and re-pass on foot and with vehicles or otherwise to and from the premises hereby conveyed and (1) the highway to the south known as Route 9 near the railroad crossing and (2) the highway known as Goboro Road, which runs north from a point on said Route 9 in the vicinity of Huckins Garage on the east side of the Suncook Valley Railroad track to Chichester.

The above described Tract V includes within its scope Tract IV herein, which has been previously conveyed as a separate parcel from Merrimack Farmers' Exchange to the grantor herein as referenced in the meaning and intending clause of said Tract IV.

Tract VI:

A certain tract of land situated in Epsom, with any buildings thereon, bounded and described as follows:

Beginning at an iron pipe at other land of the grantor at the southeasterly corner of the tract hereby conveyed; thence N 72° 40' W, 62.5 feet to an iron pin; thence N 15° 40' E, 308 feet to an iron pin; thence S 72° 40' E, 62.8 feet to an iron pin; thence S 15° 50' W, 307.3 feet to an iron pin and the point of beginning.

Tract VII:

A certain tract of land situated in Epsom, with any buildings thereon, bounded and described as follows:

Beginning at an iron pipe at the northeasterly corner of other land of the grantor formerly of Merrimack Farmers' Exchange (Tract V herein), and the northwesterly corner of the premises herein-conveyed; thence running S 73° 52' E by land formerly of the Suncook Valley Railroad, a distance of 15 feet to an iron pipe; thence turning and running S 03° 55' E by other land of grantor formerly of Stapleton (Tract III herein), a distance of 164.5 feet to an iron pipe at said other land of grantor formerly of Merrimack Farmers' Exchange, Inc.; thence turning and running N 08° 40' W by said former Merrimack Farmers' land, a distance of 170.2 feet to the point of beginning.

ORIGINAL NOT SUITABLE
FOR PROPER REPRODUCTION

DEED

Being the premises shown as "Parcel B" on plan entitled "Plan Showing Land in the Former Depot Yard of the Suncook Valley R.R. in Epsom, N.H.," dated July 1969, prepared by E.B. Hodgins, Professional Engineer, recorded at the Merrimack County Registry of Deeds, as Plan 2402.

Tract VIII:

A certain tract or parcel of land situated in said Epsom, together with any buildings thereon, bounded and described as follows, to wit:

Beginning at a point on the east side of the former Suncook Valley Railroad tracks at the southwest corner of land conveyed by Huckins Oil Company, Inc., to Cyr Oil Corporation by deed dated June 30, 1986 and recorded at the Merrimack County Registry of Deeds, Book 1575, Page 0373 (Tract V herein); thence easterly 170' along said land formerly of Merrimack Farmers' Exchange and on a line at right angles to the tangent of the former Suncook Valley Railroad mainline to the southeasterly corner of said former Merrimack Farmers' Exchange land, said point being 10 feet west of the center line of the former side track of said railroad; thence northerly along said land formerly of Merrimack Farmers' Exchange to the extension of the north line of the other land of the grantor (Tract I herein); thence easterly to an iron pipe marking the northwest corner of said other land of the grantor; thence southerly by said other land of the grantor to the northerly side of the highway leading to the former railroad depot; thence westerly by said highway to an extension southerly of the west line of said former Merrimack Farmers' Exchange land; thence northerly to the point of beginning. The parcel so described is subsumed within the description of Tract III herein.

Excepting and reserving from said parcels, a certain tract or parcel of land situated in the Town of Epsom, County of Merrimack, and State of New Hampshire, on the northerly side of U.S. Routes 4 and 202 and NH Route 9 as shown on a Plan of Epsom STP-BRF-F-T-012-2(33), 11141 of the New Hampshire Department of Transportation and on file in the records of the New Hampshire Department of Transportation and to be recorded in the Merrimack County Registry of Deeds described as follows:

Beginning at a point in the existing Northerly side line of US Routes 4 and 202 and NH Route 9 as now traveled, said point being in the division line between land of Cyr Oil Corporation and land now or formerly of Frances Martin, said point being Northerly of and nearly opposite US Routes 4 and 202 and NH Route 9 Construction Center Line Station 482 + 17 as shown on a plan of Epsom STP-BRF-F-T-012-2(33), 11141 on file in the records of the New Hampshire Department of Transportation and to be recorded in the Merrimack County Registry of Deeds; thence Northerly with said division line to a point, 270 feet Northerly of and nearly opposite Construction Center Line Station 482 + 04; thence Northeasterly to a point, 292 feet Northerly of and directly opposite Station 482 + 25; thence Northerly to a point 314 feet Northerly of and directly opposite Station 482 + 21; thence Easterly to a point 316 feet Northerly of and directly opposite Station 482 + 82; thence Northeasterly to a point 339 feet Northerly of and directly opposite Station 482 + 95; thence Northeasterly to a point, 374 feet Northerly of and directly opposite Station 483 + 41; thence Easterly to a point 387 feet Northerly of and directly opposite Station 483 + 80; thence Southerly to a point 370 feet Northerly of and nearly opposite Station 484 + 12 said point also being in the division line between land of Cyr Oil Corporation and land now or formerly of Essex Enterprises Realty Trust; thence Westerly, Southwesterly and Southerly with said division line to a point in the existing Northerly side line of US Routes 4 and 202 and NH Route 9 as now traveled; said point being Northerly of and nearly opposite Construction Center Line Station 482 + 87; thence Westerly with said line to the point of beginning.

ALL TRACTS:

Subject to all matters as set forth on Plan #11896 as recorded in the Merrimack County Registry of Deeds.

ORIGINAL NOT SUITABLE
FOR PROPER REPRODUCTION

MERRIMACK COUNTY RECORDS

Kathie L. Gray, CPO, Register

BEDFORD:

116 South River Road
Bedford, NH 03110
Phone: (603) 668 7000
Fax: (603) 647 4325
Email: cnorwood@nainorwoodgroup.com

PORTSMOUTH:

28 Deer Street, Suite 301
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com



PRIME
INVESTMENT OR
OWNER USER
OPPORTUNITY

OFFERING MEMORANDUM

**41 GOBORO RD
EPSOM, NH 03234**